

**CITY OF ROCKVILLE PLANNING DIVISION  
STAFF REPORT**

August 23, 2000

**SUBJECT:**

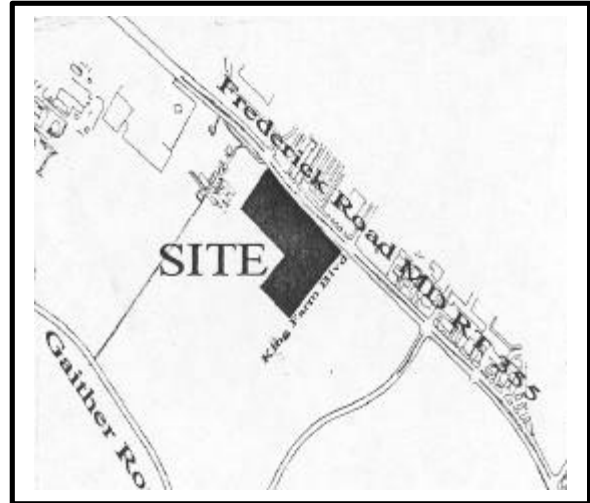
Detailed Application CPD2000-004AA for  
Comprehensive Planned Development  
at King Farm

Applicant: Pritzker Residential  
c/o Richard Boales  
3905 National Drive, Suite 410  
Burtonsville, MD 20866

Owner: Pritzker Residential

Date Filed: June 25, 2000

Location: A portion of the King Farm near the  
Intersection of Route 355, Elmcroft  
Boulevard and King Farm Boulevard  
generally described as Phase IIB.



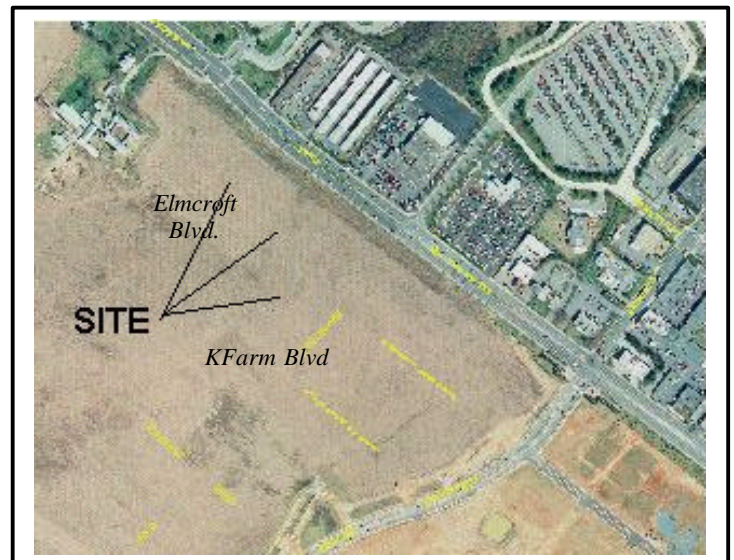
*Proposed Site Location*

**REQUEST:**

The applicant seeks detailed (final) approval for 317 multi-family units at the above location. The units will be in a combination of types and styles, characterized by three-story, three-unit each “Charleston” type buildings, four nine-unit manor house buildings and a 152-unit apartment complex. This apartment building complex is actually a combination of six buildings that will surround a parking structure for the apartments. This application also includes 40 Moderately Priced Dwelling Units (MPDUs) scattered throughout the three blocks that comprise this site.

**PREVIOUS RELATED ACTIONS:**

- CPD95-0002, Concept Plan Application for Comprehensive Planned Development approved by Mayor and Council, July 8, 1996.
- CPD96-002A through CPD1999-0002Z, Detailed Plan Applications for Comprehensive Planned Development for Phase I, II and III of the King Farm development. The Planning Commission approved all of the applications.



## ANALYSIS:

### Background

In July of 1996, the Mayor and Council approved Concept Plan Application CPD95-0002, thereby authorizing development of the 430-acre King Farm as a major mixed-use development containing up to 3.2 million square feet of office space, 3,200 housing units and 125,000 square feet of neighborhood retail space. The tract is in the O-3, Restricted Office Zone, where a Comprehensive Planned Development is a voluntary optional method of development.

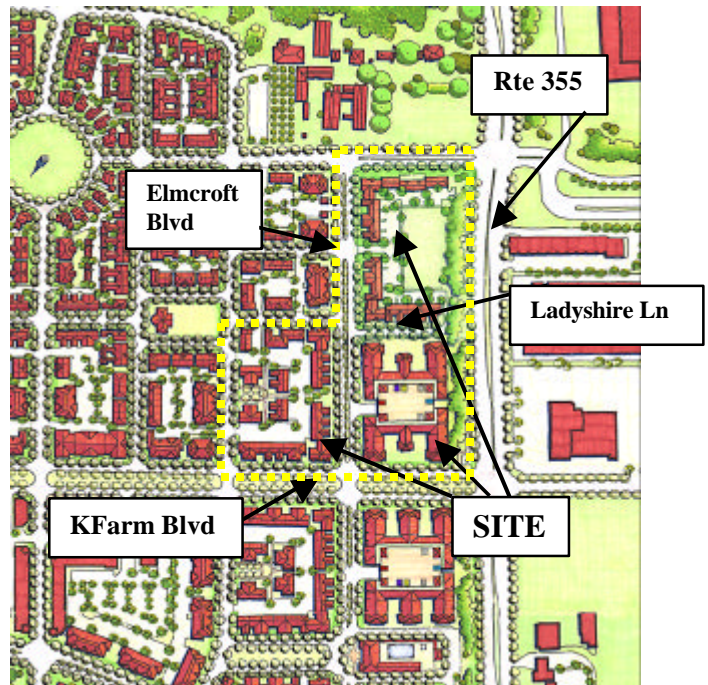
### Property Description

The property that is the subject of this application is located on approximately 8.75 acres of land at the intersection of Maryland Route 355, Elmcroft Boulevard and King Farm Boulevard. It is an area that the Concept Plan identified as multi-family.

### Proposal

The applicant requests detailed plan approval for 317 multi-family units within three blocks. The units on two of the blocks will be divided between four small manor houses and a "Charleston" style unit. The Charleston units will be in the middle of the block, and will be three stories tall. There will be three units per each of these buildings, with all of the units interlocking together. These units will line the streets with the manor house building anchoring the interior corner of the blocks. These manor houses will be four stories tall, and will contain nine units each.

In addition to the Charleston and manor house units, there will also be a 152-unit apartment complex. The block that this apartment building is located upon is at the intersection of King Farm Boulevard, Elmcroft Boulevard and Route 355. These apartments will actually be a combination of six buildings that surround a parking structure. The only portion of the parking structure that will be visible will be the entrance to the parking garage from Elmcroft Boulevard. The parking structure will have significant architectural details where viewed from the public right of way.



*Garden Apartments with parking garage- Elmcroft elevation*

There will be 245 spaces provided within this parking structure that will be specifically designated for the residents of the apartments. None of the units will face the parking structure, but

will instead be turned toward courtyards that are adjacent to King Farm Boulevard and Ladyshire Lane to the direct north of the site. There will be no unit windows facing the garage. The area within the apartment buildings directly adjacent to the garage will be the hallway for the units. Ladyshire



*Manor House and Charleston Units*

Lane divides two of the three blocks that are part of this site that are directly adjacent to Route 355. There are a series of pedestrian paths that connect the open spaces on the north and south sides of this project. There is also a tot-lot being provided on the north side near Ladyshire Lane.

As stated before, the apartment complex is in essence a series of six buildings that surround the parking garage. A space of 15 feet will separate the parking garage and the apartment building structures. This 15-foot space will be planted with shade tolerant plants and will contain mechanical equipment for the apartments. This space is to keep the structures independent, as well as to allow the parking garage

to fully function with adequate ventilation. Access to the apartments from the garage will be provided via pedestrian walkways. There will be access to the apartments from every level of the parking garage, which includes one ground level walkway and three raised levels. All of the tenants will park at the same level as their apartment, and access their floor via the walkway. All doors will be gated, as well as the parking structure, to provide security access.

### **Moderately Priced Dwelling Units (MPDUs)**

There are 40 MPDUs as part of this application, and they are dispersed throughout the development. There will be 32 spread within the apartment complex, and two MPDUs within each of the four manor house buildings.

The number of MPDUs represent 12.5 percent of the total number of units provided. Staff believes this number and the dispersal of the units is appropriate for this development.

### **STAFF RECOMMENDATION:**

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of the following:
  - Storm drain and paving plans for public and private roads, including grade establishment as appropriate, street lighting and landscaping. Storm drainage study with computations and drainage area map to include private surface easements. Ensure that all of the open spaces that is part of the apartment building has adequate drainage.

- Storm water management (SWM) and best management (BMP) design including landscaping, computations and easement locations.
  - Submit sediment control plans for all disturbed areas.
  - Detailed engineering plans on 24" by 36" mylars and at a 1" = 30' scale. All public improvements to be submitted on City base sheets.
  - Plans that are coordinated and consistent - including BMP, sediment control, forest conservation, storm drain and paving, site plan and landscape plan.
  - WSSC plans with first submission of storm drain and paving plans. Where known, show final WSSC easements on plats. Obtain permission as required from WSSC for all encroachments & submit to the city.
  - A new drainage area map (SWM Drainage Area Exhibit) for the entire King Farm development.
  - Any additional comments referenced on the plans.
3. That bonds be posted and permits be obtained from the Department of Public Works, WSSC and MDSHA as necessary.
  4. Adequate turning radii must be provided to allow truck access onto the site and for the emptying of the dumpsters.
  5. A contribution of \$10,000 per impervious acre draining to pond 6 will be required.
  6. No occupancy permits will be issued beyond 924,000 GPD sewage capacity of the Rockville Trunk Sewer, until the capacity has been increased.
  7. DPW will not provide refuse collection service for multi-family units.
  8. Submission for the approval of the Chief of Planning, of 11 copies of a Landscape Plan that is revised according to Planning Commission Exhibit B.
  9. All street names must be established and approved by the Planning Commission as outlined in Section 25-742(b)(7) of the Zoning Ordinance. No record plats will be accepted until street names are established by the Planning Commission.
  10. All MPDUs must be FHA certified.



## **TRANSPORTATION**

### **Traffic**

A traffic study was done as part of the Concept Plan approval, and this application is in compliance with the approved Concept Plan. Mitigation of the traffic impacts were required as part of the Concept Plan. This application does not trigger any traffic-related improvements. All on-site streets are to be completed by the applicant as part of this application

### **Parking**

Based on the number of units, this development is required to have 539 parking spaces. There will be 646 spaces provided in the form of surface lots, garage spaces, tandem spaces and under-unit garage parking. There will be 50 surface spaces, 142 garage spaces (which are provided within the Charleston and Manor House building structure), 128 tandem spaces in front of the previously mentioned garage spaces, 81 on-street spaces and 245 spaces provided in the structured parking garage on the apartment site. In addition to meeting the overall parking requirement, each block provides at least 1.7 spaces per unit.

### **Pedestrian Access and Bicycle Paths**

The site is connected via numerous pedestrian paths and sidewalks. In addition, there is a bicycle path on Elmcroft Boulevard that connects to King Farm Boulevard.

### **Transit**

This site is directly adjacent to King Farm Boulevard and Route 355, which are areas on the Concept Plan that show the most density. King Farm Boulevard is slated to be a major transit route, with bus routes arriving first, connecting the Shady Grove Metro Station to Clarksburg with transit to be provided along King Farm Boulevard.

## **STORMWATER MANAGEMENT**

Another aspect of this development is the SWM pond within the northernmost block of this application. The SWM pond was approved as part of CPD2000-0002Y. The application that is the subject of this report was reviewed conceptually with the previously referenced application in order to facilitate proper integration of the SWM facility into the design of this project. What has resulted is a well-integrated site, with the SWM facility located adjacent to the landscape buffer of Route 355. There will be a retaining wall facing the interior of the pond that at its highest point will be seven feet tall. There will be a fence on the top of the retaining wall as required by code. The developer will mitigate the visual appearance of the fence with landscape screening on the residential side of the pond.

The pond's landscaping outside of this application is part of the final landscaping plan for CPD2000-0002Y. The residential side of the pond, however, is the responsibility of this applicant. The applicant's responsibility includes the fencing and landscape screening on the perimeter of the

surface parking lots, which are adjacent to the pond. This is where the applicant has indicated the limits of this submittal.

## LANDSCAPING

There is approximately 4.14 acres of open and green space proposed with this application. A landscape plan for the site has been provided as Planning Commission Exhibit "B." Landscaping for the SWM pond is being reviewed as part of CPD2000-0002Y

## Forest/Tree Preservation

See condition number nine (8).

## Equipment Screening

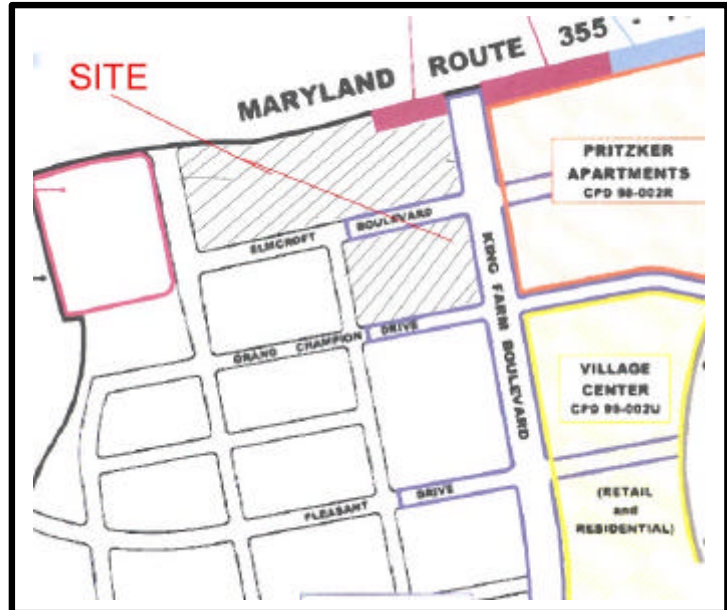
Any equipment that is proposed to be above ground must be approved in accordance with the submission and approval of a waiver of the city's underground utility requirements. The Planning Commission must approve this waiver.

## STAFF COMMENTS

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the conditions listed earlier. Staff believes the layout of the site is functional and convenient, with particular attention given to four-sided architecture. The architecture of the buildings, particularly on major streets, will give the project an interconnected feel. Numerous open spaces further enhance the connectivity of the various buildings.

Staff also believes the density and scale of the project is appropriate given the transit-oriented nature of the community and the proximity to the major transit route of King Farm Boulevard. It must be noted that a similarly designed project by Pritzker Residential is under construction across King Farm Boulevard, directly adjacent to this proposal. The application was approved via CPD98-0002R. Staff believes that this project, combined with the previously referenced approved project, will give this entrance to King Farm Boulevard from Route 355 a unique and balanced look. Staff believes that this design is appropriate for this location.

Staff endorses this application as meeting the full intent of the multi-family component of the approved Concept Plan and the accompanying resolution.



## NOTIFICATION

Notices were sent to approximately 500 residences and civic associations.

## APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

## CONCLUSION

Staff believes that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of King Farm. As a result, staff recommends approval of Detailed Application CPD2000-002AA for 317 multi-family residential units and the accompanying amenities, with the conditions noted above.

Attachments